



May 15, 2018

**LETTER OF INTENT FOR SUBDIVISION AND PROJECT INFORMATION FOR:  
"VERDE VALLEY HABITAT FOR HUMANITY – PEACH LANE COTTAGES"**

Verde Valley Habitat for Humanity, the owner/developer, is proposing a new multi-family tri-plex building consisting of two three bedroom units and one two bedroom unit with associated driveway, parking, entry court and patios that will be located on existing vacant site at 460 Peach Lane Sedona, Arizona. The units will be attached and housed in one building structure. The project is being developed for the Sedona community through a partnership between Verde Valley Habitat for Humanity, the City of Sedona, local community leaders and the local contractors to provide affordable housing options for our community workforce.

The subject property/Assessors parcel # 401-14-100, is a 11,326 sq.ft. (.26 acre) parcel and is zoned RM-3 (High Density Multi-family Residential).

Units allowed on parcel = 5 units

Lot Coverage Allowed = 2,832 sq.ft. (11,326 sq.ft. x 25% = 2,832 sq.ft.)

Floor Area Ratio = 5,663 sq.ft. (11,326 sq.ft. x .5 = 5,663 sq.ft.)

The subject parcel is a corner lot and is bordered on the south by Peach Lane and Sunset Lane on the east.

The subject property is surrounded by RM-3 (High Density Multi-family Residential) to the west and north, RS-10b (Single Family Residential) across Sunset Lane to the east and the City of Sedona Public parking lot across Peach Lane on the south.

Pursuant to the Subdivision Submittal requirements for the proposed development of the new Habitat for Humanity Sedona housing units, the following describes the intent of the project.

The subdivision, Peach Lane Cottages, will include three fee simple areas with lot easements.

There are no public use lots.

This is a vacant site, with minimal slope. and there is currently an application to request approval to construct a triplex, for three single family units.

This is a single phase construction project.

#### Site Design and Building Placement:

Our goal is to develop the existing vacant property with an emphasis meeting current designated zoning, City of Sedona Land development Code and the City of Sedona Community Plan while creating the opportunity to provide three new affordable housing units with pedestrian connections to nearby city activity center and public transportation. The new building location and form will create an inviting focus and the massing, building materials will compliment the surrounding built environment. The lot will be divided into three building lots that will facilitate the home ownership of each unit by three individual owners/families. The layout will provide for one ingress/egress access from Peach Lane in lieu of three separate driveways off of Sunset Lane allowing for access to units and internal circulation within the contiguous properties. The Development is surrounded by high density/multi-family housing, single family housing and a public parking lot and thus relates and complements the existing built environment. The development is located in a high activity area with work, dining and public transportation readily available and will promote alternate modes of transportation. The development will also provide affordable housing options for our community workforce.

#### Building Information:

The new building will consist of three attached housing units. Units 1 and 2 will be two story units with three bedrooms. The lower floor will have the kitchen, dining/living great room and one bedroom/bath with two bedrooms and bath at upper level. Unit 3 will be two story unit with two bedrooms. The lower floor will have the kitchen, dining/living great room and one bedroom/bath with one bedroom and bath at upper level. The units will be attached and each unit will have an attached single car carport and storage. Each unit will have 904 sq.ft. of lot coverage. (lower level livable + portion of carport) Total lot coverage for parcel will be 2,712 sq.ft. The orientation of the building will run parallel to the longest property dimension running north to south with vehicle and pedestrian access along the west property line. Orientation of units will take advantage of the natural surrounding views to the north and south vistas.

#### Grading and Drainage:

The existing site has a slight slope from northwest corner to the southeast corner and currently drainage is directed to the southeast corner. The new development will follow the existing conditions with some slight cut and fill. The drainage will be redirected, detained and metered to existing southeast. See civil engineers grading and drainage plan for further explanation and detail.

Waste water and estimate of water demand use will be addressed in a separate letter to be provided by Sefton Engineering.

#### Access and Parking:

A new 24'-0" Ingress and Egress decomposed granite drive will be located along the west property boundary to access the new parking area in front of the new housing units. The new development requires 7.5 spaces. The applicant is proposing seven spaces, which includes one covered parking space and one guest parking space per unit and a potential of two over-flow spaces, on site, at the entry.

#### Vegetation and Landscaping

The existing vacant property currently has no trees or vegetation. There will be new planting located at the west and north property lines to provide screen and privacy for parking and driveway. This planter will have a mixture of trees, shrubs and ground cover. There will be additional landscaping provided adjacent to building at the east and south property to soften and provide screen and buffer from Peach Lane and parking lot to the south and Sunset Lane to the east.

See Landscape Plan for plant list and location.

#### Wastewater Disposal

The Owners intent is to connect to the existing City of Sedona sewer system at Sunset Lane for the three housing units. Each unit will have its own service and connection to sewer.

#### Mechanical Units and Trash Receptacles

A remote compressor mechanical unit will be located on the carport of each residence. The parapet wall at the carport is 3'-4" and the unit will be screened and not visible. Each unit will have an individual roll out trash receptacle which will be rolled out to street for weekly collection and be stored in carport.

#### Exterior Lighting

Our exterior lighting will comply with the City of Sedona lighting regulations. No raised parking lights will be necessary and we intend to employ low voltage mushroom type lighting along the driveways, walkways and planter areas. Exterior building lighting will be fully shielded wall sconces which will direct the light downward with no horizontal or upward illumination.

#### Utility Connections

Water: existing/ currently supplied by Arizona Water Company

Gas: existing Uni-source Energy services.

Telephone: existing/ currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric:existing/currently supplied by APS

All utilities exist and extended to site except for gas.

#### Architectural Design and Details

The primary building structure will be a wood frame building with exterior walls having colored stucco with a red rock stone veneer wainscot at columns and entry walls and the roof will be a sloped gable roof with forest green metal roofing. There will be a change in floor line elevations between units and units will be staggered which will create a desired walls massing and various roof heights adding visual interest. Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units. Colors will be in the darker natural hues and shall conform to City of Sedona Light

#### Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials and massing to create a base and to minimize its perceived heaviness or massiveness as the building rises in elevation. Building materials and colors will compliment the surrounding buildings and create a project that will relate to its surrounding environment. We believe this project will add to the economic vitality of Sedona and will provide a much needed community affordable housing option with a strong pedestrian connection to an existing community activity center and existing public transportation.

Thank you,

A handwritten signature in purple ink, appearing to read "Tania Simms".

Tania Simms  
Executive Director  
Verde Valley Habitat for Humanity